

CITY OF WOODSTOCK

Application for Public Hearing

Important Notes:

1. Please check all information supplied on the following pages to ensure that all spaces are filled out accurately before signing this form. This page should be the first page of your completed application package.
2. All documents required as part of the application package shall be submitted at the same time as the application. Incomplete application packages WILL NOT BE ACCEPTED.
3. Please contact the Planning and Zoning Division of the Community Development Department at 770-592-6050 if you have any questions regarding the application package, this application or the public hearing process.

Contact Person: Tim Vaccaro Phone: 404-549-4499 x3101

Applicant's Information:

Name: Sean Daily
Address: 647 Hendon Rd Phone: 404-787-7938
City, State, Zip: Woodstock, GA 30188 Fax: 770-432-1121

Property Owner's Information:

 same as above

Name: Paul Wentzel
Address: 8558 Main St Phone: 404-617-2119
City, State, Zip: Woodstock, GA 30188 Fax:

Requested Public Hearing (check all that apply):

 Annexation

 Conditional Use Permit

 Rezoning

 Comprehensive Plan Amendment

☒ Variance

 Other:

STAFF USE ONLY:

Case: # -

Received by:

Fee Paid: \$

Date:

PUBLIC HEARING SCHEDULE:

Public Input Meeting:

DPC Meeting Date:

Planning Commission:

City Council:

Other:

Property Information:Location: 8558 Main St. Woodstock, GA 30188Current Zoning: T6 Urban Core Special Districts Total Acreage: .05Tax Map #: 92 N 05 Parcel #: 062 Future Development Map Designation: T6

Adjacent Zonings: North _____ South _____ East _____ West _____

Applicant's Request (Itemize the Proposal, including code sections for Variance requests):

Variances Section 7.729 #17 building height; Section 7.729 #19 ceiling height;
Section 7.729 #19 def. 3b; Section 7.729 #19 def. 3d; Section 7.729 #19 def 4;
Section 7.729 #19 def. 5

Proposed Use(s) of Property:

Wine & Dessert Bar**Infrastructure Information:**Is water available to this site? ☒ Yes ☐ No Jurisdiction: City of Woodstock

How is sewage from this site to be managed?

City of WoodstockWill this proposal result in an increase in school enrollment? ☐ Yes ☒ No

If yes, what is the projected increase? _____ students

Proposed Use(s)	# of units	Multiplier	Number of Students
Single Family (Detached) Home		0.725	
Multi Family (Attached) Home		0.287	

Traffic Generation:

If a traffic study is not required as part of this application, complete the following charts to estimate traffic generated by the proposal. Information for additional residential and all commercial/industrial development shall follow the summary of ITE Trip Generation Rates published in the Transportation Planning Handbook by the Institute of Transportation Engineers.

What is the estimated number of trips generated? _____trips

Code	Land Use(s)	# of units*	Daily Trip Ends	Number of Trips
210	Single Family Home/ Townhome		9.57	
220	Apartment		6.63	
• A unit for residential purposes is equal to one residential unit. For commercial/industrial uses it is defined in the ITE table, but most often is equal to 1,000 square feet of floor area for the use specified.				

Authorization:

Upon receipt of the completed application package, the Community Development Department shall notify the applicant of scheduled date, times, and locations of the public meetings/hearings. The applicant or a representative must be present to answer any questions that may be asked. In the event that an application is not complete, the case may be delayed or postponed at the discretion of the department.

This form is to be executed under oath. I, SEAN DAILY, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Application for Public Hearing is true and correct and contains no misleading information.

This 27 day of FEBRUARY, 20 17.

Print Name SEAN DAILY

Applicant Signature 



We are requesting variances for the building located at 8558 Main St Woodstock, GA. The goal of the project is to save and restore this 110+ year old historic building to into a wine and chocolate bar to keep in a vital part of the Woodstock community.

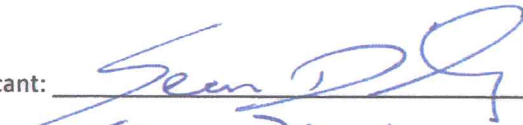
1. The variances being requested are:
 - a. Section 7.729 #17 - Required 18' tall minimum building height
 - b. Section 7.729 #19 - Required 14' ceiling height
 - c. Section 7.729 #19 - Required storefront treatment definition 3b - 75% glass display windows along building to line
 - d. Section 7.729 #19 - Required storefront treatment definition 3d - 24" min glass transom windows
 - e. Section 7.729 #19 - Required storefront treatment definition 4 - 36" min sign band
 - f. Section 7.729 #19 - Required storefront treatment definition 5 - 8" min cornice above sign band
2. The reasons we are asking for the variances are:
 - a. The existing building does not meet the current regulations (Required 18' tall minimum building height)
 - b. The existing ceilings do not meet the current regulations (Required 14' ceiling height)
 - c. It is not possible structurally to make the required amount of openings in the existing wall without reconstruction of the building (Required storefront treatment definition 3b - 75% glass display windows along building to line)
 - d. We are only replacing windows in existing openings (Required storefront treatment definition 3d - 24" min glass transom windows)
 - e. The existing building is too short to allow the minimum sign band (Required storefront treatment definition 4 - 36" min sign band)
 - f. The existing brick wall that becomes the new exterior wall does not have a cornice (Required storefront treatment definition 5 - 8" min cornice above sign band)
3. This project is an existing historic structure and to modify it to meet the current regulations would cause this building to be modified beyond a point of saving the historic qualities of the structure.
4. The variances we are asking for only pertain to the existing building and would have no further impact past the property.
5. If we are to be held to the strict letter of the rezoning, the building could not be adapted to allow the property owner to operate the building in the manner that adjacent buildings are being used. Again, the building would have to be demolished and reconstructed to be viable.



6. Relief from the specific zoning requirements would cause no detriment to the public good. Conversely, with the variance approvals, we would be altering the building to be more in keeping with the intent of the zoning which would then allow the building to be rehabilitated and become a vibrant part of downtown.
7. The specific conditions of the variance are solely due to the fact that it is an existing structure.
8. Granting of the application is necessary for the preservation of the building and for no other reason or purpose.
9. The specific conditions of the variance are solely due to the fact that it is an existing structure.
10. Authorizing the variance will not impair any adjacent property but will allow the building to be renovated bringing it closer to the intent of the code and making it more in keeping with downtown.

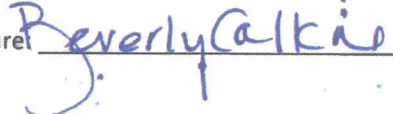
CONFLICT OF INTEREST CERTIFICATION

The undersigned below, making application for a zone change has complied with the O.C.G.A. § 36-67A, et. Seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided. Title 36 relates to disclosure of financial interests, campaign contributions, and penalties for violating O.C.G.A.

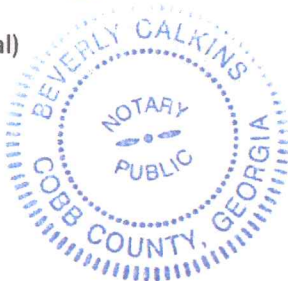
Signature of Applicant:  Date: 2.24.17
Print Name: SEAN DAILY

Signature of Applicant's Attorney: _____ Date: _____
Print Name: _____ Title: _____

Sworn to and Subscribed before me this: 24th day of February, 20 17.

Notary Signature:  6.28.19

(Notary Seal)



DISCLOSURE STATEMENT

Nothing in Chapter 36 of OCGA shall be construed to prohibit a local government official from voting on a zoning decision when the local government is adopting a zoning ordinance for the first time or when a local government is voting upon a revision of the zoning ordinance initiated by the local government pursuant to a comprehensive plan as defined in Chapter 70 of this title.

☒ No, I have not made any campaign contribution to City Officials voting on this application exceeding \$250 in the past two years.

☐ Yes, I have made campaign contributions to City Officials voting on this application exceeding \$250 in the past two years.

To Whom: _____

Value of Contribution: _____

Date of Contribution: _____

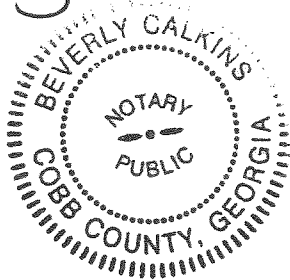
Signature of Applicant: Sean Daily Date: 2.24.17

Print Name: SEAN DAILY

Sworn to and Subscribed before me this: 24th day of February, 2017.

Notary Signature: Beverly Calkins
6.28.19

(Notary Seal)



AUTHORIZATION OF PROPERTY OWNER

I, Paul Wentzel, being duly sworn upon his/her oath, being of sound mind and legal age deposes and states; That he/she is the owner of the property which is subject matter of the attached application, as is shown in the records of Cherokee County/City of Woodstock, Georgia.

He/She authorizes the person named below to act as applicant in the pursuit of a request for:

☐ Annexation

☐ Conditional Use Permit

☐ Rezoning

☐ Comprehensive Plan Amendment

☒ Variance

☐ Other: _____

I hereby authorize the staff of the City of Woodstock, Department of Planning and Economic Development to inspect the premises which are subject of the application.

Applicant's Information:

Name: SEAN DAILY

Address: 647 Hendon Road Phone: 404-787-7938

City, State, Zip: Woodstock, GA 30188 Fax: 770-432-1121

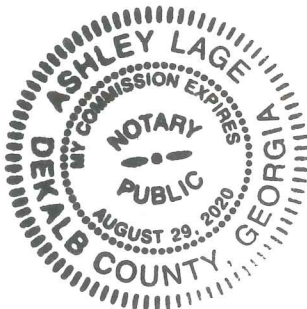
Signature of Owner:  Date: 2-27-17

Print Name: Paul Wentzel

Sworn to and Subscribed before me this: 27th day of February, 2017.

Notary Signature: 

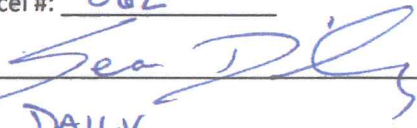
(Notary Seal)



PROPERTY TAX VERIFICATION

The undersigned below is authorized to make this application. The undersigned certifies that all City Taxes/ Cherokee County property taxes, billed to date for the parcel listed below have been paid in full the Tax Official of the City of Woodstock, Georgia. In no case shall an application or reapplication for rezoning be processed without such property verification.

*Note: A separate verification form must be completed for each tax parcel included in rezoning request.

Tax Map #: 92 N 05 Parcel #: 062
Signature of Applicant:  Date: 2.23.17
Print Name: SEAN DAILY

TAX OFFICIAL USE ONLY:

Payment of all property taxes billed to date for the above referenced parcel have been verified as paid current and confirmed by the signature below.

Signature of Tax Official: _____ Date: _____

Title: _____

8558 Main Street

N

MAGNETIC

WOODSTOCK FIRST BAPTIST CH.

IPF 1/2"RR

IPF 1/2"RR
(BENT) USED
TOP

S 81°23'38" E

91.50'

EDGE BLDG. ON R

A. = 0.05 Acres

EXIST. 1 STY. BRICK BLDG.

N 81°23'38" W

91.50'

EDGE EXIST. BLDG. IS

N OR F
J. WAYNE LESTER
DB. 890 PG. 605

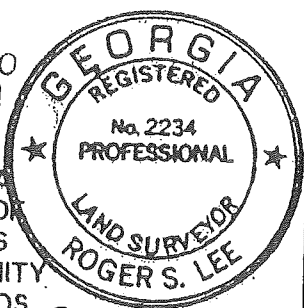
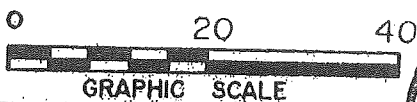
60d NAIL
SEA

CONC. WALK

S.R. 5 VAR. R/W

CHURCH STREET VAR. R/W

ALL MATTERS OF TITLE
ARE EXCEPTED. THIS
PLAT SUBJECT TO ALL
LEGAL EASEMENTS &
RIGHT-OF-WAY,
PUBLIC OR PRIVATE.



THIS PROPERTY IS NOT LOCATED IN A
FEDERAL FLOOD AREA AS INDICATED BY
F.I.A. OFFICIAL FLOOD HAZARD MAPS.

IN MY OPINION THIS PLAT IS A
CORRECT REPRESENTATION OF
THE LAND PLATTED AND HAS
BEEN PREPARED IN CONFORMITY
WITH THE MINIMUM STANDARDS
AND REQUIREMENTS BY LAW.

Roger S. Lee

LEE & CHADWICK, INC.
LAND SURVEYING
P.O. BOX 1145
WOODSTOCK, GA. 30188
(404) 926-5565

SURVEY FOR
THOMAS O. FOWLER
SHIRLEY W. FOWLER

LOT -	
DEED BOOK 888 PG. 101	
PLAT BOOK	PAGE
LAND LOT 1021	
DISTRICT - 15th	SECTION - 2nd
COUNTY - CHEROKEE	
STATE - GEORGIA	CITY OF WOODSTOCK
DATE: 2/12/91	SCALE: 1" = 20'
CC	DRAWN:
CHKD.	JOB NO.

PROJECT NOTES:

- 1. EXISTING INFORMATION FROM "ALTA/NSPS LAND TITLE SURVEY WOODSTOCK CITY CENTER" BY LAND ENGINEERING DATED 3/11/16 AND LAST REVISED 5/20/16.
- 2. PROPERTY IS ZONED DT-CBD (DOWNTOWN-CITY BUSINESS DISTRICT).
- 3. CONSTRUCTION TO CONSIST OF A SINGLE STORY 730 SF EXPANSION TO AN EXISTING ONE-STORY, RESTAURANT ALONG WITH A ROOFTOP DECK.
- 5. TOTAL SITE AREA: 0.05 acres
DISTURBED SITE AREA: 0.05 acres

- 6. OWNER/DEVELOPER: SEAN DAILY
8558 MAIN STREET, LLC.
1680 ROBERTS BLVD. #408
KENNESAW, GA 30144
770-435-1171
- 7. EXISTING UTILITIES WILL BE UTILIZED FOR PROJECT.
- 8. PARKING PROVIDED BY JOINT AGREEMENT WITH CITY OF WOODSTOCK.
- 9. NO ADDITIONAL STORMWATER OR WATER QUALITY WILL BE REQUIRED AS AGREED TO BY CITY OF WOODSTOCK.
- 10. ZERO-LOT LINES FOR NEW CONSTRUCTION TO MATCH EXISTING CONSTRUCTION AS AGREED TO BY CITY OF WOODSTOCK.

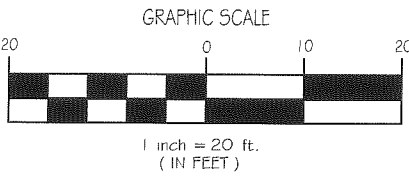
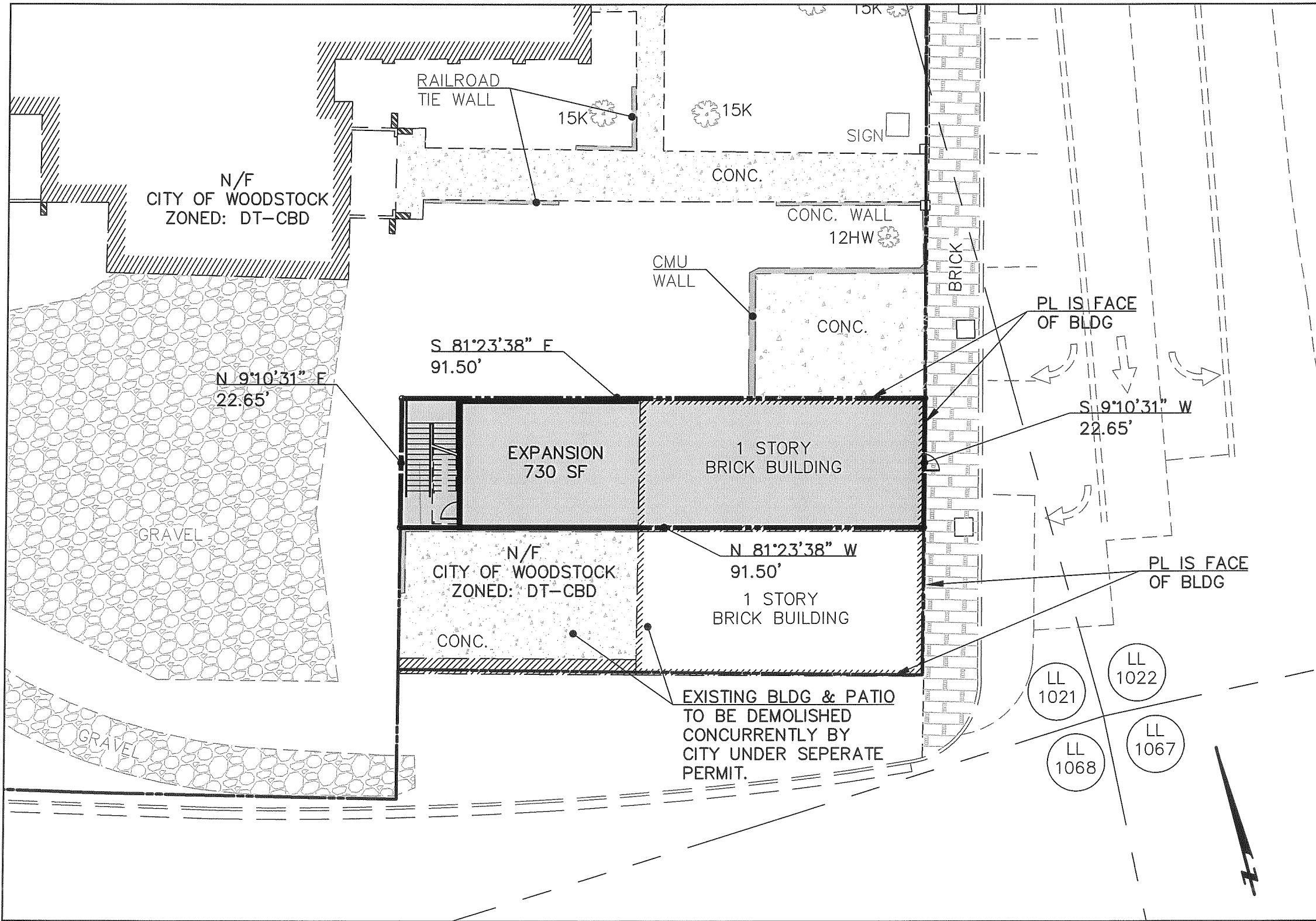


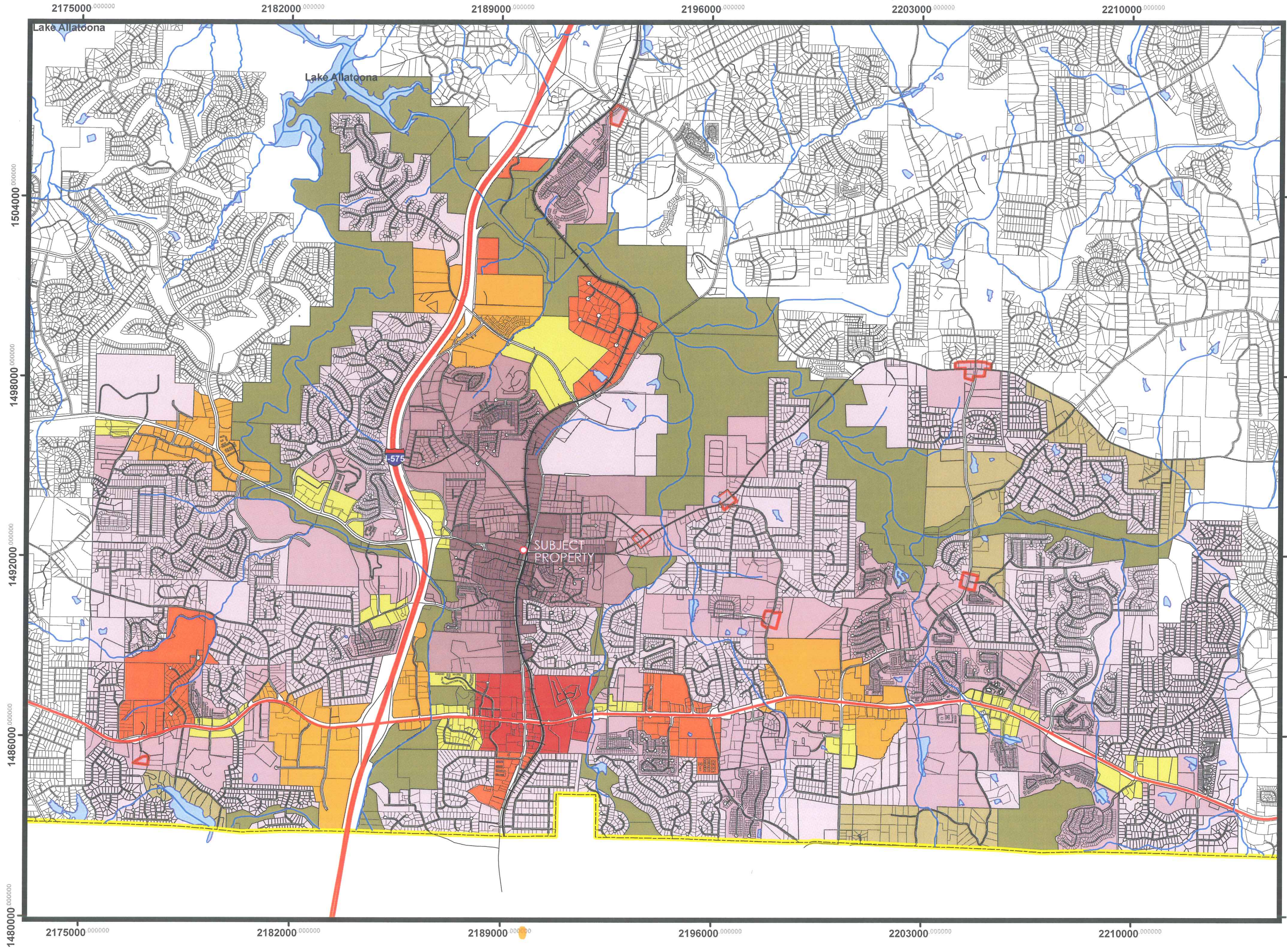
Pharr
Engineering
5825 LIVE OAK PARKWAY
SUITE 2D
NORCROSS, GEORGIA 30093

VINO
WINE & DESSERT BAR
CITY OF WOODSTOCK, GEORGIA
8558 MAIN STREET, LLC.
1680 ROBERTS BLVD #408 * KENNESAW, GA 30144

DRAWING TITLE :
**ZONING
SITE PLAN**

DATE : 2/07/17
PROJECT : 171462
DRAWING NO. :
Z-1
SEQ. OF
SCALE : 1" = 20'

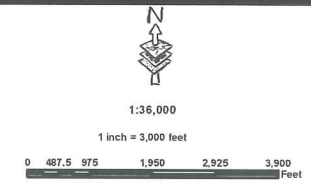
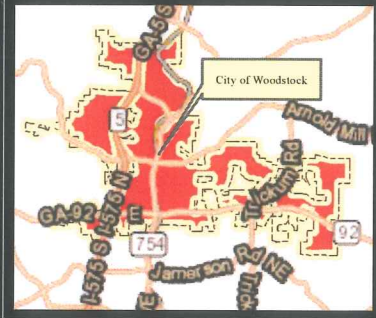




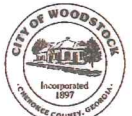
City of Woodstock, Georgia Future Development Map

Legend

- Railroads
- Major Roads
- Streets
- City Limits
- County Boundary
- Lakes
- Parcels
- Character Areas +
 - <all other values>
 - T1 - Natural Preserve
 - T2 - Estate Living
 - T3 - Suburban Living
 - T4 - Neighborhood Living
 - T4 - Neighborhood Village Center
 - T5 - Urban Village
 - T6 - Urban Core
- Special Districts
 - CVC - Community Village Center
 - RAC - Regional Activity Center
 - WPC - Workplace Center
 - TOD - Transit Oriented Development



This map was compiled from various sources. No warranties or representations are expressed or implied in fact or in law, warranties without limitation the implied warranties of merchantability and fitness for a particular purpose.



Produced By:
City of Woodstock
Department of Planning
and Economic Development
GIS Division
11/29/07